114.0	0006	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,900 /	778,900
					USE VALUE:	778,900 /	778,900
					ASSESSED:	778,900 /	778,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
292		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DARDOMPRE CAREY A & DONNA M
Owner 2:	
Owner 3:	
Street 1:	292 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,698 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Clapboard Exterior and 2628 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4698.000	386,200		392,700	778,900
Total Card	0.108	386,200		392,700	778,900
Total Parcel	0.108	386,200		392,700	778,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.39 | /Parcel: 296.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0006-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	386,200	0	4,698.	392,700	778,900	778,900	Year End Roll	12/18/2019
2019	101	FV	290,700	0	4,698.	398,300	689,000	689,000	Year End Roll	1/3/2019
2018	101	FV	290,700	0	4,698.	297,300	588,000	588,000	Year End Roll	12/20/2017
2017	101	FV	290,700	0	4,698.	269,300	560,000	560,000	Year End Roll	1/3/2017
2016	101	FV	290,700	0	4,698.	258,000	548,700	548,700	Year End	1/4/2016
2015	101	FV	283,700	0	4,698.	218,800	502,500	502,500	Year End Roll	12/11/2014
2014	101	FV	283,700	0	4,698.	207,500	491,200	491,200	Year End Roll	12/16/2013
2013	101	FV	283,700	0	4,698.	197,500	481,200	481,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8875

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`CONNOR MAURIC	27432-216		6/27/1997		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2006	683	Addition	90,000			G8	GR FY08	ADD 2ND FLR & BTH

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/30/2009	Meas/Inspect	163	PATRIOT
2/16/2000	Measured	263	PATRIOT
9/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

73191

GIS Ref

GIS Ref

Insp Date

10/26/18

!8875!

PRINT

Date	Time
12/10/20	23:24:50

LAST REV

Date	Time
10/03/19	16:45:11

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	73191
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4698		Sq. Ft.	Site		0	70.	1.19	5									392,659						392,700	

Total AC/HA: 0.10785 | Total SF/SM: 4698 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 392,659 | Spl Credit | Total: 392,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12814212
Const Adj.:	0.99989998
Adj $ / SQ:	141.004
Other Features:	103200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474433
Depreciation:	88245
Depreciated Total:	386188

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

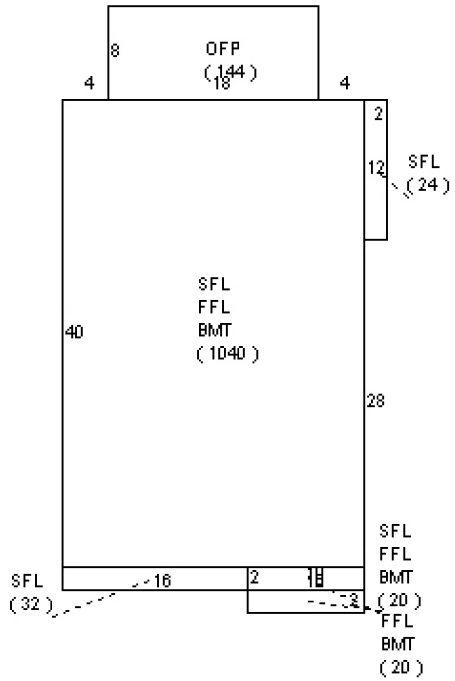
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.00
Special Features:	0	Val/Su Net:	112.92
Final Total:	386200	Val/Su SzAd	175.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,116	141.000	157,360
BMT	Basement	1,080	53.300	57,563
FFL	First Floor	1,080	141.000	152,284
OFP	Open Porch	144	27.960	4,026

Net Sketched Area:	3,420			Total:	371,233
Size Ad	2196	Gross Are	3420	FinArea	2628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0006-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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